

**BELLEVUE PLANNING COMMISSION**

Thursday, July 25, 2024 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

**1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of June 27, 2024 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

a. Request to annex Tax Lot 11C, located in the Southwest ¼ of Section 33, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

**3. PUBLIC HEARINGS:**

a. Request to approve the 2025-2030 Capital Improvement Plan. Applicant: City of Bellevue. Case #: 182.

**4. CURRENT BUSINESS**

**5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 27, 2024, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 27, 2024, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Jacobson, Aerni, Ackley, Lasenburg, and Bennett. Absent were Commissioners, Sims, Taylor-Jones, and Perrin. Also present was Tammi Palm, Planning Director, and Angela Curry Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Aerni announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Jacobson, seconded by Hankins, to approve the minutes of the April 25, 2024, regular meeting as presented. Upon roll call, Hankins, Jacobson, Aerni, Lasenburg, and Bennett voted yes. Ackley abstained. Motion carried.

Aerni asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Ackley, seconded by Lasenburg, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

The following items were on the consent agenda.

Item #1. Request to final plat Lots 1 through 113, and Outlots A through E, Cornhusker Creek, being a platting of Tax Lot 30A, located in the Southeast ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and approval of the Mixed-Use Agreement. Applicant: Cornhusker Creek, LLC. Development. General Location: S. 36th Street and Cornhusker Rd. Case #: S-2404-06.

Item #2. Request to rezone Lots 1 and 2, Waldruh Replat No. 7, from RD-60-PS and RS-84-PS to RD-60-PS and RS-84-PS for the purpose of a lot line adjustment; and small subdivision plat Lots 1 and 2, Waldruh Replat No. 7. Applicant: Lawrence T. Butler. General location: 505 Waldruh Drive. Case #'s: Z-2404-02, S-2404-05.

Item #3. Request to rezone Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, from AG to RE for the purpose of single-family residential development; small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1; and waiver of Section 6-4 of the Subdivision Regulations, regarding street design standards. Applicant: Eric Carlson. General location: 5007 Platteview Rd. Case #'s: Z-2303-08, S-2303-04.

There was no one present to speak in favor of, or opposition to these requests.

MOTION was made by Jacobson, seconded by Ackley to recommend APPROVAL of the Consent Agenda Items as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

**Item # 1 will proceed to the City Council for PUBLIC HEARING on July 16, 2024.**

**Items # 2 and # 3 will proceed to City Council for PUBLIC HEARING on August 6, 2024.**

Aerni explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lot 11, Childs Estates Acres, from RD-60 to RG-28 for the purpose of multi-family residential development. Applicant: Bellevue Housing Authority. General location: 8301 S 9th Street. Case#: Z-2404-03.

Aerni asked staff for updates. Palm stated there were no updates but gave a summary of the request. Palm stated the property is at the corner of South 9<sup>th</sup> Street and Childs Road West. She said the property is currently zoned RD-60 (Duplex Residential) and the applicant is requesting RG-28 (General Residential) zoning which would increase the density for that site. Palm stated north of this property is the recently constructed Forest Station Elementary School which has a zoning of RG-8 a very high-density residential zoning. Palm stated the property is also bordered by ML (Light Industrial) zoning as well as some commercial zoning. Palm said this request meets the Comprehensive Plan and Zoning

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 27, 2024, Page 2

Ordinance for medium density residential and staff is recommending approval.

Greg Eckel, 2106 Crest Ridge Dr., Papillion, NE, stated he was present on behalf of the applicant Bellevue Housing Authority. Eckels stated the reason for the zoning request was to provide much needed affordable housing for the community. He said they considered duplexes similar to the ones they constructed on the lot to the south but would like to be able do a few more units.

Arthur Childers, 8310 S. 9<sup>th</sup> Street, Bellevue, NE, stated the proposed lot does not have room for a multi-family building. He stated the lot has two sharp drop offs; one on the back side by the railroad tracks and one on Childs Road. Childers stated he is opposed to anything larger than duplexes. He said the children who live in the duplexes only have a small yard to play in so anything bigger will not work on this lot.

Dustin Brueckner, 901 Childs Road W., Bellevue, NE, stated he was also opposed to the project for many of the same reasons as Mr. Childers. He stated the trees that are on the lot are beneficial in blocking out the noise from the railroad tracks. Brueckner stated there will also be an issue of parking if more units are allowed.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Aerni closed the public hearing.

Eckel stated the proposed building will be townhome style with one car garages. He stated the goal is to do seven units, one of which will be ADA accessible. Eckels stated there will be no trees removed along the railroad tracks and they will work with Planning and the Building Department to ensure the proposed building will fit on the lot. He stated that there has been discussion regarding a play space in the back yard for the children.

Jacobson questioned if there was a plan for mixed-use on this property. Eckel stated the property was strictly residential. Jacobson asked staff what is being done in the area to comply with a pedestrian friendly neighborhood. Palm stated the City of Bellevue is conducting a feasibility study with MAPA (Metro Area Planning Agency) and Metro Transit to move the Fort Crook Road 2040 Plan forward. She said the railroad tracks are one of the obvious obstacles which was discussed at length when the school was constructed. Palm stated eventually you will see those intersections improved as the Fort Crook Road 2040 Plan moves forward, and there will be more connectivity and pedestrian friendly attributes. Discussion ensued regarding the Fort Crook Road 2040 Plan.

Hankins asked staff what the sidewalk requirements were for the RG-28 zone. Palm stated at the time a building permit is issued sidewalks would be required unless it is waived by the Public Works Director and/or City Council. Discussion ensued regarding the school's sidewalks.

Ackley stated it would have been helpful to have a site plan and questioned the layout of the building. Eckel stated they are anticipating a building with six two-story, three-bedroom units with the end unit as a two-bedroom, single story ADA accessible unit. All units would have a driveway and one car garage with the exception of the ADA unit, which would not have a garage. Ackley asked staff if at the time of permitting a decision will be made as to how many units are allowed and also parking requirements. Palm stated there will be landscaping requirements, design standards, and parking regulations, and all would have to be met at the time of building permits being issued.

Ackley stated the neighbors had said there was no room for more than two duplexes and questioned if that meant the two existing or the two more on the north lots. He asked what their anticipation was or their understanding. Childers stated they were told there would be two duplexes almost identical to the existing duplexes. He said the neighborhood consists of single-story houses and now they want to construct a two-story building which would look out of place in the neighborhood. Ackley stated affordable housing is an issue nationally and locally. He said tonight is a rezoning matter and if it meets all of the requirements at the time of permitting there can be more than four units.

MOTION was made by Ackley, seconded by Lasenburg to recommend APPROVAL of a request to rezone Lot 11, Childs Estates Acres, from RD-60 to RG-28 for the purpose of multi-family residential development. Applicant: Bellevue Housing Authority. General location: 8301 S 9th Street. Case#: Z-2404-03. APPROVAL based upon conformance with the Zoning Ordinance, Fort Crook 2040 Plan, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, Hankins, Jacobson, Aerni, Ackley and Bennett voted yes. Lasenburg voted no. MOTION carried 5-1.

**This item will proceed to City Council for PUBLIC HEARING on August 6, 2024.**

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 27, 2024, Page 3

PUBLIC HEARING was held on a request to rezone Lot 29, Dee's Addition to South Omaha, located in the Northeast ¼ of Section 15, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from RS-84 to RG-20 for the purpose of multi-family residential development. Applicant: Housing Foundation for Sarpy County. General location: 2713 Edwards Street. Case #: Z-2404-04.

Aerni asked staff for updates. Palm stated there were no updates but gave a summary of the application. Palm stated the current zoning for this lot is RS-84 (Single-Family Residential) and the applicant is requesting an RG-20 (General Residential) zone to allow for additional density. She said based upon the square footage of the lot, a maximum of four units would be supported. Palm stated the applicant is aware that there would be no access to Fort Crook Road on this lot. Palm said the medium density residential conforms with the Future Land Use Map and the Fort Crook Road 2040 Plan, so for those reasons staff is recommending approval of this request.

Greg Eckel 2106 Crest Ridge Dr., Papillion, NE, stated the reason for the rezoning is to provide additional housing on the lot.

Robert Lorence, 2707 Edwards St., Bellevue, NE, stated he has lived in the area for 38 years and does not want this in his neighborhood.

Bill Konopik, 2701 Edwards St., Bellevue, NE, stated if anything other than a single-family structure is allowed on that lot it will block the visibility of traffic trying to exit Edward Street onto 13<sup>th</sup> Street. He said this will cause accidents and someone could be killed. He stated the neighborhood consists of retirees and no one wants this.

Don Fiala, 2709 Edwards St., Bellevue, NE, stated the property is deceiving; there is not much ground there that is usable. He said the corner is dangerous and there have been fatalities there and this building will only exacerbate that. Fiala said there are no sidewalks in the area and probably never will be. He stated the children living in this building would not have enough yard space to play.

Linda Ziemba, 2706 Edwards, St., Bellevue, NE, stated she agreed with the previous speakers and feels this would increase the danger on the corner of 13<sup>th</sup> Street and Edwards Street.

Lee Suter, 2704 Edwards St., Bellevue, NE, stated because the street is so busy, he thinks they should build the apartment building in the Sorenson Pool location. He said he thinks it's a bad idea to have an apartment building on the corner.

Barbara Todd, 2618 Edwards St., Bellevue, NE, stated she also doesn't believe that an apartment building or townhomes are a good fit for the area. She said the street is narrow and getting out of the parking lot will be difficult.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Aerni closed the public hearing.

Carolyn Pospisil, (Housing Foundation of Sarpy County) 1207 Kasper St., Bellevue, NE, stated the proposal for this lot is a two story four-plex building with one-bedroom and studio apartments so there will not be any children in it. Pospisil stated she would like to meet with the neighbors to discuss the proposal and assure them that what is constructed will be aesthetically pleasing and a positive thing for the city. Palm stated the property line is 32 feet from the curb along Fort Crook Road and with the setback requirement the structure would be nearly 50 feet back of curb. In the front yard along Edwards Street, with the setback requirement the structure would be 53 feet back of curb.

Ackley asked staff if the driveway access would be on the east side and push the building father to the west side. Palm stated yes that would be reviewed by the Public Works Department when applying for building permits. She said there are design guidelines with regards to spacing for driveways and distances to intersections. Discussion ensued regarding existing driveways.

Jacobson asked staff if the zoning change to RG-20 would affect the applicant's request for a sidewalk waiver. Palm stated it would not; with a building permit, sidewalks must be installed or a sidewalk waiver must be requested. Discussion ensued regarding parking on the street.

Aerni asked staff if a duplex could be constructed on the lot without a zone change. Palm stated the current zoning would only allow a single-family residence.

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 27, 2024, Page 4

Ackley stated looking to the future we are trying to assist with affordable housing and some of the infill allowing duplexes in single-family residential zoning. He said we typically deny duplex applications when it is surrounded by single-family residential. Palm stated this area is not all residential as it abuts ML (Light Manufacturing) zoning to the south and commercial zoning across the street.

Ackley questioned the parking requirements. Palm stated the requirements would be based on the number of units. Ackley asked if it would be possible to do a duplex rather than an apartment building. Pospisil stated that would allow more of a family occupancy with children and the cost would have to be looked at.

MOTION was made by Jacobson, seconded by Hankins to recommend APPROVAL of a request to rezone Lot 29, Dee's Addition to South Omaha, located in the Northeast ¼ of Section 15, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from RS-84 to RG-20 for the purpose of multi-family residential development. Applicant: Housing Foundation for Sarpy County. General location: 2713 Edwards Street. Case #: Z-2404-04. APPROVAL based upon conformance with the Zoning Ordinance, Fort Crook 2040 Plan, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, Hankins, Jacobson, Aerni, and Ackley voted yes Lasenburg and Bennett voted no. MOTION carried 4-2.

**This item will proceed to City Council for PUBLIC HEARING on August 6, 2024.**

PUBLIC HEARING was held on a request for site plan approval for Lot 1, Tregaron Towne Centre Replat Seven, for the purpose of a McDonald's restaurant. Applicant: McDonald's USA, LLC. General location: 2309 Capehart Rd. Case#: Z-2405-05.

Aerni asked staff for updates. Palm stated there were no updates but gave a summary of the request. She stated the area is at 25<sup>th</sup> Street and Capehart Road which is partially developed with a mix of strip retail, small restaurants, and a convenience store. She said the overall platting was done twenty plus years ago and has an overlay which requires site plan approval. Palm stated the applicant is wanting to construct a new McDonalds restaurant. She said the site plan has been reviewed by staff and it conforms with parking and code requirements. Palm stated the city engineers have reviewed it for layout and drainage. Palm stated obviously this is a high traffic area and this will increase the traffic, but this is a commercial area, and it was anticipated that there would be heavier traffic. Palm stated this plan is in conformance with the Comprehensive Plan and the overall vision for the area and staff is recommending approval.

Joel Jackson (Bishop Engineering), 3501 104<sup>th</sup> St., Urbandale, IA, was present on behalf of McDonald's USA, LLC. He stated the restaurant will be smaller, knowing that most of McDonald's traffic is drive thru traffic. Jackson stated there 32 seats inside and adequate stacking for the drive thru traffic. He said a certain percentage of the traffic will be "duplicate" traffic from other stores in the area.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Aerni closed the public hearing.

Jacobson asked if there were sidewalks on the street side of the proposed site. Palm stated there are sidewalks along Towne Centre Drive, South 25<sup>th</sup> Street, and Capehart Road. Discussion ensued regarding the sidewalks in the area and their connectivity.

Ackley questioned if there were stop signs on South 22<sup>nd</sup> Street along Towne Centre Drive. Palm stated there were stop signs on South 22<sup>nd</sup> Street; however, not on Towne Centre Drive. Discussion ensued regarding traffic for the area.

Aerni asked with only 32 seats inside why there were roughly 75 parking stalls on site. Jackson stated McDonald's aims for anywhere from 35 to 60 parking stalls depending on the lot size. Palm stated the city requires two and a half stalls per every five seats, so this exceeds the minimum.

MOTION was made by Ackley, seconded by Jacobson to recommend APPROVAL of a request for site plan approval for Lot 1, Tregaron Towne Centre Replat Seven, for the purpose of a McDonald's restaurant. Applicant: McDonald's USA, LLC. General location: 2309 Capehart Rd. Case#: Z-2405-05. APPROVAL based upon conformance with the Zoning Ordinance, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on July 16, 2024.**

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 27, 2024, Page 5

Meeting adjourned at 7:10 p.m.

*Dianna Van Horn*

Dianna Van Horn  
Planning Secretary



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City of Bellevue  
Planning Department  
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

Agenda Item 2.a.

July 21, 2022

To: Planning Commission  
From: Angela Curry, Assistant Planning Manager  
Subject: Proposed Annexation – Tax Lot 11C

The attached map shows Tax Lot 11C, located south of Highway 370 and east of South 36<sup>th</sup> Street, along Comstock Avenue. Tax Lot 11C is owned by Norwest Bank, Nebraska. It is developed with a portion of the Wells Fargo parking lot.

This small lot was inadvertently left out of the Golden Hills annexation package approved by the City Council on July 25, 1983. The Sarpy County Assessor's Office discovered the oversight when noting the parcel was drawn inside the city limits boundary, but it was not accounted for in the meets and bounds description included in the approved annexation package from July 25, 1983.

Staff is recommending Tax Lot 11C be annexed to provide for the continuity of the city limits.



Sarpy County, Nebraska



Map Scale 1: 1128

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





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Planning Department  
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Agenda Item 3.a.

July 18, 2024

To: Planning Commission  
From: Angela Curry, Assistant Planning Manager  
Subject: Proposed 2025-2030 Capital Improvement Plan

Attached is the proposed fiscal year 2025-2030 Capital Improvement Plan (CIP) showing current projected expenditures.

The CIP is a community planning and fiscal management tool used to coordinate the timing and financing of capital improvements over a multi-year period (usually 5-6 years). The document includes major projects and expenditures (\$50,000 and above) submitted by department for each of the years of the plan. The total cost is shown for each project along with any outside funding sources and the amount of the funding. The source of city funding represents the General Fund unless otherwise shown. In recent years, the CIP also doubled as the Public Works Department's One- and Six-Year Plan. Moving forward, the Public Works Department will be doing a separate One- and Six-Year Plan which will address their specific projects in depth.

The first year of the CIP corresponds with the proposed annual budget. For FY 2025 the proposed Capital Projects total is \$86,099,343 with \$70,354,343 being funded by the city and \$15,745,000 being funded from outside sources. For FY 2026, the proposed Capital Projects total is \$82,331,00 with \$70,666,000 being funded by the City and \$11,665,000 being funded from outside sources.

The total cost of all capital projects shown in the CIP is \$308,237,343 with \$251,809,843 being funded by the City and \$56,427,500 coming from outside sources.

Please note some changes may occur as the budget process progresses.

Attachments: 2025-2030 Capital Improvement Plan Spreadsheet

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b><u>DEPARTMENT</u></b>	<b><u>FY 2024-25</u></b>	<b><u>FY 2025-26</u></b>	<b><u>FY 2026-27</u></b>	<b><u>FY 2027-28</u></b>	<b><u>FY 2028-29</u></b>	<b><u>FY 2029-30</u></b>	<b><u>TOTAL</u></b>
Administrative Services	-	-	-	-	-	-	-
Building Maintenance	1,085,000	250,000	110,000	-	1,140,000	-	2,585,000
Cemetery	50,000	-	-	-	-	-	50,000
Code Enforcement	-	-	-	-	-	-	-
Fire	2,814,343	408,000	2,950,000	975,000	360,000	1,975,000	7,507,343
Fleet Maintenance	-	-	-	-	-	-	-
Information Technology(IT)	-	-	-	-	-	-	-
Library	250,000	-	-	-	-	-	250,000
Non Departmental	-	-	-	-	-	-	-
Parks	3,130,000	1,485,000	290,000	-	-	-	4,905,000
Permits & Inspections	-	-	-	-	-	-	-
Police	-	-	50,000	50,000	50,000	-	150,000
Public Works	16,575,000	15,000,000	4,000,000	-	-	-	35,575,000
Recreation	-	-	-	-	-	-	-
Streets	49,650,000	46,138,000	46,940,000	26,497,000	43,995,000	44,812,000	213,220,000
Wastewater	6,795,000	8,300,000	3,400,000	1,100,000	650,000	-	20,245,000
Economic Development	5,750,000	10,750,000	2,750,000	2,750,000	1,750,000	750,000	23,750,000
<b>TOTAL</b>	<b>86,099,343</b>	<b>82,331,000</b>	<b>60,490,000</b>	<b>31,372,000</b>	<b>47,945,000</b>	<b>47,537,000</b>	<b>308,237,343</b>
<b>City funding</b>	<b>70,354,343</b>	<b>70,666,000</b>	<b>44,672,500</b>	<b>31,372,000</b>	<b>34,745,000</b>	<b>34,337,000</b>	<b>251,809,843</b>
<b>Funding from others</b>	<b>15,745,000</b>	<b>11,665,000</b>	<b>15,817,500</b>	<b>-</b>	<b>13,200,000</b>	<b>13,200,000</b>	<b>56,427,500</b>

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b>FISCAL YEAR 2024-25</b>						
<b>DEPARTMENT/PROJECT</b>	<b>TOTAL COST</b>	<b>CITY COST</b>	<b>OTHER AGENCY COST</b>	<b>NOTES</b>		
<b>Administrative Services</b>						
No capital projects this fiscal year	-	-	-			
<b>Total</b>	-	-	-			
<b>Building Maintenance</b>						
BldgMtnc 25 (1) Tuck Point Brick Exterior 1510 Wall Street	200,000	200,000				\$ 200,000.00
BldgMtnc 25 (2) Mini Spilt HVAC System, District 3 Fire Station	170,000	170,000				\$ 170,000.00
BldgMtnc 25 (3) Replace Dist 1 Firestation roof top HVAC Unit	60,000	60,000				\$ 60,000.00
BldgMtnc 25 (4) Replace Training Site outside AC unit	55,000	55,000				\$ 55,000.00
BldgMtnc 25 (5) Replace 3 Heat Pumps, 1510 Wall Street	50,000	50,000				\$ 55,000.00
BldgMtnc 25 (6) Rebuild Detention Cell 1500 Wall Street (Design/Const)	250,000	250,000				\$ 50,000.00
BldgMtnc 25 (7) Resurface Parking Lot at Longo Building	300,000	300,000				\$ 30,000.00
<b>Total</b>	<b>1,085,000</b>	<b>1,085,000</b>	-			\$ 12,000.00
						\$ 10,000.00
						\$ 250,000.00
						\$ 300,000.00
<b>Cemetery</b>						\$1,192,000.00
Remodel Cemetery Office	50,000	50,000	-			
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>			
<b>Code Enforcement</b>						
No capital projects this fiscal year.			-			
<b>Total</b>	-	-	-			
<b>Economic Development Fund</b>						

ED 25 (1) LB 840 Infrastructure improvements	750,000	750,000	-	Betterment/LB
ED 25(2) Entertainment District Improvements- Roads, Planning, Utilities	5,000,000	5,000,000		
Total	5,750,000	5,750,000	-	
<b>Fleet</b>				
No capital projects this fiscal year	-	-	-	
Total	-	-	-	
<b>Fire</b>				
FI 25 (1) Replace Utility 3	975,000	975,000		
FI 25 (2) Replace Engine 4 (Pumper tanker )	1,000,000	1,000,000		
FI 25 (3) Training site audio visual replacement	239,343	239,343		
FI 25 (4) Phase 3 of training site add building, storage and restrooms	450,000	450,000		
FI 25 (5) Last phase of concrete replacement at training site	150,000	150,000	-	
Total	2,814,343	2,814,343	-	
<b>Library</b>				
LI 25 (1) Renovation - 2206 Longo Drive	200,000	200,000	-	
LI 25 (2) Public Lockers - 2206 Longo Drive	50,000	50,000	-	
Total	250,000	250,000	-	
<b>Parks</b>				
PK 25 (1) Demolition of Aspen Pool	55,000	55,000		
PK 25 (2) Bike and Trail Renovations	450,000	450,000		
PK 25 (3) Everett Park Pickleball Courts and Parking Lot	325,000	325,000		
PK 25 (4) American Heroes Park New Playground Structure and Picnic Shelter	2,250,000	2,250,000		
PK 25 (5) Aspen Park 18 Hole Disc Golf Course	50,000	50,000	-	
Total	3,130,000	3,130,000	-	
<b>Permits and Inspections</b>				

No capital projects this fiscal year					
Total	-	-	-		
<b>Police</b>					
No capital projects this fiscal year.					
Total	-	-	-		
<b>Public Works</b>					
PW 25 (1) Strategic Plan Consulting	100,000	100,000			
PW 25 (2) Data Collection (GPS) City Infrastructure	50,000	50,000			
PW 25 (3) Metro Transit InterModel Study Fort Crook Road	125,000	25,000	100,000		
PW 25 (4) MUD Water Main Extension	8,000,000	1,000,000	7,000,000		
PW 25 (5) American Heroes Park Amphitheater (Design/Construction)	2,000,000	2,000,000			
PW 25 (6) Entertainment District (Engineering/Construction)	5,000,000	5,000,000			
PW 25 (7) Haworth Park Drainage Ditch (Engineering/Construction)	1,000,000	1,000,000			
PW 25 (8) Land Purchase as Necessary	150,000	150,000			
PW 25 (9) Industrial Drive Drainage Ditch (Design)	150,000	150,000			
Total	16,575,000	9,475,000	7,100,000		
<b>Recreation</b>					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
<b>Streets</b>					
ST 25 (1) Major Street Resurfacing	3,060,000	3,060,000			
ST 25 (2) Concrete Projects	3,525,000	3,425,000	100,000		
ST 25 (3) Overlay Projects	1,485,000	1,485,000			
ST 25 (4) Reconstruction Projects	22,210,000	22,210,000			
ST 25 (5) South 36th Street	9,505,000	1,900,000	7,605,000		
ST 25 (6) Bridge Repairs	550,000	110,000	440,000		
ST 25 (7) Drainage Improvements	5,510,000	5,010,000	500,000		
ST 25 (8) Signal Improvements	580,000	580,000			
ST 25 (9) Assest Management	225,000	225,000			

ST 25 (10) Operations and Equipment		3,000,000		3,000,000			
	Total	49,650,000		41,005,000		8,645,000	
<b>Wastewater</b>							
WW 25 (1) Quail Creek Lift Station		1,200,000		1,200,000			
WW 25 (2) Bluff Street Lift Station Replacement		800,000		800,000			
WW 25 (3) Haworth and American Heroes Park Sanitary		1,400,000		1,400,000			
WW 25 (4) Bellevue Sanitary Upgrades - Mission Ave		1,000,000		1,000,000		-	
WW 25 (5) SCCWA SB-11 Basin Build out		300,000		300,000		-	
WW 25 (6) Olde Towne Sanitary Rehabilitation		1,200,000		1,200,000			
WW 25 (7) Twin Creek Syphon Stabilization		375,000		375,000			
WW 25 (8) Landings Lift Station Upgrade		520,000		520,000		-	
	Total	6,795,000		6,795,000		-	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>		<b>86,099,343</b>		<b>70,354,343</b>		<b>15,745,000</b>	
<b>ADDITIONAL PROJECT DESCRIPTIONS:</b>							
ED 25(1) Infrastructure--Funding for LB 840 program, possible projects to be determined		750,000		750,000			

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

FISCAL YEAR 2025-26					
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	
<b>Administrative Services</b>					
No capital projects this fiscal year.	-	-			
<b>Building Maintenance</b>					
BM 26 (1) Tuck Point Brick Exterior 1510 Wall Street and 1410 Wall Street	\$ 200,000.00	\$ 200,000.00			
BM 26 (2) Replace 3 Heat Pumps 1510 Wall Street	\$ 50,000.00	\$ 50,000.00			
<b>Total</b>	<b>250,000</b>	<b>250,000</b>			
<b>Cemetery</b>					
No capital projects t his fiscal year.					
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Code</b>					
No capital projects this fiscal year.	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>Economic Development Fund</b>					
ED 26(1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
ED 26 (2) Entertainment District Improvements-Covered Walkways	10,000,000	10,000,000			
<b>Total</b>	<b>10,750,000</b>	<b>10,750,000</b>	<b>-</b>		
<b>Fire</b>					
FI 26 (1) Replace Medic 31 2006 International	340,000	340,000	-		
FI 26 (2) Replace Fire Car 2 2001 Chev Tahoe	68,000	68,000			

Total	408,000	408,000	-		
Fleet					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
Information Technology (IT)					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
Library					
No capital projects this fiscal year.					
Total	-	-	-		
Parks					
PK (1) Bike/Trail Renovations, Hasting Banner Park & Bellevue Loop	325,000.00	325,000.00			
PK (2) Install Lights, Daniel Loop Trail - 1.5 Miles	300,000.00	300,000.00			
PK (3) American Heroes Park, Restrooms	700,000.00	700,000.00			
PK (4) Playground and Shelter, Twin Ridge Park	160,000.00	160,000.00			
	-	-	-		
	-	-	-		
Total	1,485,000	1,485,000	-		
Permits and Inspections					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
Police					
No capital projects this fiscal year	-	-	-		
	-	-	-		
Total	-	-	-		
Public Works					

PW 26 (1) Public Works Facility (Design/Construction)	8,000,000.00	8,000,000.00		
PW 26 (2) American Heroes Park Amphitheater (Design/Construction)	1,000,000.00	1,000,000.00		
PW 26 (3) Entertainment District (Engineering/Construction)	5,000,000.00	5,000,000.00		
PW 26 (4) Industrial Drive Ditch (Construction)	1,000,000.00	1,000,000.00		
	-	-	-	
<b>Total</b>	<b>15,000,000</b>	<b>15,000,000</b>	<b>-</b>	
<b>Recreation</b>				
No capital projects this fiscal year.				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Streets</b>				
ST 26(1) Major Street Resurfacing	7,730,000	7,730,000	-	
ST 26(2) Concrete Projects	2,195,000	2,195,000	-	
ST 26(3) Overlay Projects	2,475,000	2,475,000	-	
ST 26(4) Reconstruction Projects	17,488,000	8,248,000	9,240,000	
ST 26(5) Bridge Repairs	375,000	375,000	-	
ST 26(6) Drainage Improvements	7,695,000	6,395,000	1,300,000	
ST 26(7) Signal Improvements	4,565,000	3,440,000	1,125,000	
ST 26(8) Asset Management	50,000	50,000	-	
ST 26(9) Operations and Equipment	3,565,000	3,565,000	-	
<b>Total:</b>	<b>46,138,000</b>	<b>34,473,000</b>	<b>11,665,000</b>	
<b>Wastewater</b>				
WW 26 (1) Maintenance Truck Replacement	100,000	100,000		
WW 26 (2) Loader/Backhoe	200,000	200,000	-	
WW 26 (3) 8902 Cedar Island Road Facility Updates	450,000	450,000		
WW 26 (4) Stationary Generator - Fontenelle Lift Station	350,000	350,000		
WW 26 (5) SCCWWA - SB-11 Basin Build out	6,000,000	6,000,000		
WW 26 (6) Olde Towne Sanitary Rehabilitation	1,200,000	1,200,000	-	
<b>Total</b>	<b>\$ 8,300,000</b>	<b>\$ 8,300,000</b>	<b>-</b>	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>				
	<b>82,331,000</b>	<b>70,666,000</b>	<b>11,665,000</b>	
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>				
ED 26(1) Infrastructure--Funding for LB 840 program, possible projects to be determined				

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b>FISCAL YEAR 2026-27</b>							
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES			
<b>Administrative Services</b>							
No capital projects this fiscal year.							
<b>Building Maintenance</b>							
Replace District 3 Fire Station Roof Top HVAC Unit	\$ 60,000.00	\$ 60,000.00					
Replace 3 Heat Pumps, 1510 Wall Street	\$ 50,000.00	\$ 50,000.00					
Total	110,000	110,000	-				
<b>Cemetery</b>							
No capital projects this fiscal year							
Total	\$ -	\$ -					
<b>Code</b>							
No capital projects this fiscal year.	-	-	-				
Total	-	-	-				
<b>Economic Development Fund</b>							
ED 27 (1) LB 840 Infrastructure improvements	750,000	750,000	-				Community Betterment
ED 77 (2) Entertainment District Improvements	2,000,000	2,000,000					
Total	2,750,000	2,750,000	-				
<b>Fire</b>							
FI 27 (1 ) Replace Truck 21 2018 Pierce	1,950,000	1,950,000	-				

FI 27 (2) Land purchase for future District 5 Fire Station	1,000,000	1,000,000			
Total	2,950,000	2,950,000	-		
<b>Fleet</b>					
No capital projects this fiscal year					
Total	-	-	-		
<b>Information Technology (IT)</b>					
No capital projects this fiscal year.	-	-	-		0
Total	-	-	-		
<b>Library</b>					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
<b>Parks</b>					
PK 27 (1) New Playground, Copper Creek Park	60,000	60,000			
Pk 27 (2) New Playground, Glenmorrie Park	60,000	60,000			
Pk 27 (3) New Playground and Shelter, Golden Hills Park	170,000	170,000	-		
Total	290,000	290,000	-		
<b>Permits and Inspections</b>					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
<b>Police</b>					
Equipment - License Plate Readers	50,000	50,000	-		
	-	-			

Total	50,000	50,000	-
<b>Public Works</b>			
Public Works Facility (Construction)	4,000,000	4,000,000	
Total	4,000,000	4,000,000	
<b>Recreation</b>			
No capital projects this fiscal year.			
Total	-	-	-
<b>Streets</b>			
ST 27(1) Major Street Resurfacing	2,305,000	2,305,000	-
ST 27(2) Concrete Projects	7,480,000	7,480,000	-
ST 27(3) Overlay Projects	1,090,000	1,090,000	-
ST 27(4) Reconstruction Projects	25,897,500	11,455,000	14,442,500
ST 27(5) Bridge Repairs	487,500	487,500	-
ST 27(6) Drainage Improvements	5,465,000	4,465,000	1,000,000
ST 27(7) Signal Improvements	1,450,000	1,075,000	375,000
ST 27(8) Operations and Equipment	2,765,000	2,765,000	-
Total	46,940,000	31,122,500	15,817,500
<b>Wastewater</b>			
WW 27 (1) Collections Truck Replacement	75,000	75,000	
WW 27 (2) Arctic Jet Replacment	450,000	450,000	
WW 27 (3) Olde Towne Sanitary Rehabilitation	1,200,000	1,200,000	-
WW 27 (4) Interceptor Monitoring Sites with GIS/SCADA Integration	650,000	650,000	-
WW 27 (5) Interceptor Connection C Site Sanitary Replacement	950,000	950,000	
WW 26 (6) Sewer Master Plan Update	75,000	75,000	
Total	\$ 3,400,000	\$ 3,400,000	-

<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>60,490,000</b>	<b>44,672,500</b>	<b>15,817,500</b>				
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>							
ED 27(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750,000	750,000					

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

FISCAL YEAR 2027-28					
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	
<b>Administrative Services</b>					
No capital projects this fiscal year					
<b>Building Maintenance</b>					
No capital projects this fiscal year	-	-	-		
<b>Total</b>	-	-	-		
<b>Cemetery</b>					
No capital projects this fiscal year	-	-	-		
<b>Total</b>	-	-	-		
<b>Code</b>					
No capital projects this fiscal year	-	-	-		
<b>Total</b>	-	-	-		
<b>Economic Development Fund</b>					
ED 28 (1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
ED 28 (2) Mission Ave Economic Development-Transportation & Accessibility Improvements	2,000,000	2,000,000	-		
<b>Total</b>	2,750,000	2,750,000	-		
<b>Fire</b>					
Replace Engine 31 1997 Seagrave	975,000	975,000	-		
<b>Total</b>	975,000	975,000	-		

<b>Fleet</b>						
No capital projects this fiscal year					-	
Total	-	-	-			
<b>Information Technology (IT)</b>						
No capital projects this fiscal year	-	-	-			
Total	-	-	-			
<b>Library</b>						
No capital projects this fiscal year	-	-	-			0
Total	-	-	-			
<b>Parks</b>						
No capital projects this fiscal year.	-	-	-			
Total	-	-	-			
<b>Permits and Inspections</b>						
No capital projects this fiscal year	-	-	-			
Total	-	-	-			
<b>Police</b>						
Equipment - License Plate Readers	50,000	50,000	-			
Total	50,000	50,000	-			
<b>Public Works</b>						
No capital projects this fiscal year	-	-	-			

Total	-	-	-		
<b>Recreation</b>					
Total	-	-	-		
<b>Streets</b>					
ST 28(1) Major Street Resurfacing	5,580,000	5,580,000	-		
ST 28(2) Concrete Projects	1,780,000	1,780,000	-		
ST 28(3) Overlay Projects	3,205,000	3,205,000	-		
ST 28(4) Reconstruction Projects	7,085,000	7,085,000	-		
ST 28(5) Bridge Repairs	925,000	925,000	-		
ST 28(6) Drainage Improvements	4,050,000	4,050,000	-		
ST 28(7) Signal Improvements	1,107,000	1,107,000	-		
ST 28(8) Operations and Equipment	2,765,000	2,765,000	-		
Total	26,497,000	26,497,000	-		
<b>Wastewater</b>					
WW 28 (1) Whispering Timbers Lift Station Upgrades	800,000	800,000			
WW 28 (2) SCCWWA - SB-5 Build Out	300,000	300,000			
			-	-	-
Total	\$ 1,100,000	\$ 1,100,000	-		
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>					
	<b>31,372,000</b>	<b>31,372,000</b>			
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>					
ED 28(1) Infrastructure--Funding for LB 840 program, possible projects to be determined					

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

FISCAL YEAR 2028-29					
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	
<b>Administrative Services</b>					
No capital projects this fiscal year					
<b>Building Maintenance</b>					
BM 25 (1) Tuck Point Brick Exterior 1510 Wall Street	200,000	200000			
BM 25 (2) Mini Spilt HVAC System, District 3 Fire Station	170,000	170000			
BM 25 (3) Replace Dist 1 Firestation roof top HVAC Unit	60,000	60000			
BM 25 (4) Replace Training Site outside AC unit	55,000	55000			
BM 25 (5) Purchase Midsize Pickup Extended Cab 4x4	55,000	55000			
BM 25 (6) Replace 3 Heat Pumps, 1510 Wall Street	50,000	50000			
BM 25 (7) Build bathroom addition, Dist 3 Fire Station	30,000	30000			
BM 25 (8) Air Driers for Dist 2 and 3 Fire Stations	12,000	12000			
BM 25 (9) Roof Replacement District 1 Fire Station Generator Room	10,000	10000			
BM 25 (10) Rebuild Detention Cell 1500 Wall Street (Design/Const)	250,000	250000			
BM 25 (11) Resurface Parking Lot at Longo Building	300,000	300000			
	-	-	-		
<b>Total</b>	<b>\$ 1,140,000</b>	<b>\$ 1,140,000</b>	<b>-</b>		
<b>Cemetery</b>					
No capital projects this fiscal year.	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>Code</b>					
No capital projects this fiscal year	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>Economic Development Fund</b>					
ED 28 (1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment

ED 29 (2) Mission Ave Economic Improvement Funding-Transportation & Accessibility Improvements	1,000,000	1,000,000			
Total	1,750,000	1,750,000	-		
<b>Fire</b>					
FI 29 (3)Replace Medic 21 2019 Ford	360,000	360,000	-		
Total	360,000	360,000	-		
<b>Information Technology (IT)</b>					
No capital projects this fiscal year	-	-	-		
Total	-	-	-		
<b>Library</b>					0
No capital projects this fiscal year	-	-	-		
Total	-	-	-		
<b>Parks</b>					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
<b>Permits and Inspections</b>					
No capital projects this fiscal year	-	-	-		
Total	-	-	-		
<b>Police</b>					
Equipment - License Plate Readers	50,000	50,000			
Total	50,000	50,000			

<b>Public Works</b>					
No capital projects this fiscal year.					
Total	-	-	-		
<b>Recreation</b>					
Total	-	-	-		
<b>Streets</b>					
ST 29(1) Concrete Projects	3,020,000	3,020,000	-		
ST 29(2) Overlay Projects	880,000	880,000	-		
ST 29(3) Reconstruction Projects	9,730,000	9,730,000	-		
ST 29(4) Bridge Repairs	16,500,000	3,300,000	13,200,000		
ST 29(5) Drainage Improvements	10,455,000	10,455,000			
ST 29(6) Signal Improvements	645,000	645,000	-		
ST 29(7) Operations and Equipment	2,765,000	2,765,000	-		
Total	43,995,000	30,795,000	13,200,000		
<b>Wastewater</b>					
WW 29 (1) 25th and 370 Forcemain Rehabilitation	275,000	275,000			
WW 29 (2) 51st and Bernadette Forcemain and Lift Station	375,000	375,000	-		
Total	\$ 650,000	\$ 650,000	-		
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>47,945,000</b>	<b>34,745,000</b>	<b>13,200,000</b>		
<b><u>ADDITIONAL PROJECT DESCRIPTIONS</u></b>					
ED 28(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750000	750000			

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

FISCAL YEAR 2028-29					
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	
<b>Administrative Services</b>					
No capital projects this fiscal year					
Total	-	-	-		
<b>Building Maintenance</b>					
No capital projects this fiscal year	-	-	-		
Total	-	-	-		
<b>Cemetery</b>					
No capital projects this fiscal year.	-	-	-		
Total	-	-	-		
<b>Code</b>					
No capital projects this fiscal year	-	-	-		
Total	-	-	-		
<b>Economic Development Fund</b>					
ED 28(1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
Total	750,000	750,000	-		
<b>Fire</b>					
FI 30 (1) Replace Utility 3	975,000	975,000			
FI 30 (2) Replace Engine 4 (Pumper tanker )	1,000,000	1,000,000	-		
Total	1,975,000	1,975,000			

<b>Library</b>						
No capital projects this fiscal year	-	-	-			0
Total	-	-	-			
<b>Parks</b>						
No capital projects this fiscal year.	-	-	-			
Total	-	-	-			
<b>Permits and Inspections</b>						
No capital projects this fiscal year	-	-	-			
Total	-	-	-			
<b>Police</b>						
No capital projects this fiscal year.	-	-	-			
Total	-	-	-			
<b>Public Works</b>						
No capital projects this fiscal year.						
<b>Recreation</b>						
No capital projects this fiscal year.						
Total	-	-	-			
<b>Streets</b>						
ST 30(1) Major Street Resurfacing	1,795,000	1,795,000	-			
ST 30(2) Concrete Projects	2,690,000	2,690,000	-			
ST 30(3) Overlay Projects	1,535,000	1,535,000	-			

ST 30(4) Reconstruction Projects	15,705,000	15,705,000	-
ST 30(5) Bridge Repairs	16,500,000	3,300,000	13,200,000
ST 30(6) Drainage Improvements	240,000	240,000	-
ST 30(7) Signal Improvements	670,000	670,000	-
ST 30(8) Wall Rehabilitation	112,000	112,000	-
ST 30(9) Operations and Equipment	5565000	5565000	-
Total	44,812,000	31,612,000	13,200,000
Wastewater			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>47,537,000</b>	<b>34,337,000</b>	<b>13,200,000</b>
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>			
ED 28(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750000	750000	